

District IV Advisory Board Minutes

May 2, 2016

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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217. Council Member Blubaugh, eight District Advisory Board members, seven City staff, and sixteen members of the public were present.

<u>Members Present</u>	<u>Guests</u>
Benny Boman	Kris Macy , Starkey, Inc.
Kit Corby	Ron & Lana Spurlock
Nick Hoheisel	Sam & Kay Jones
David Kapaun Jr.	Doug Long, Starkey, Inc.
Matt Lashley	Rich Whiles (?)
Don McManamey	Mark Cox
Alex Martinez	Justin Miller
Cory Tourville	Phil Meyer
	Vincent Hancock
Council Member Jeff Blubaugh	Charles Myers
<u>Members Absent</u>	Robert Fresh
Michael Gomm	Maria Mamaril
Rebecca Robertson	Martha A G Saenz (?)
John Whitmer	James Kilpatrick
Alex Garcia – Youth Member	
<u>Staff Present</u>	
Fire staff from station #12	
Officer Robin Douty – WPD	
Officer Vicki Kern – WPD	
Jess McNeely – MAPD	
Mark Stanberry – Housing	
Becky Fields – Community Services Rep – Dist. 4	

ORDER OF BUSINESS

At 6:30 p.m. the meeting was called to order by **Council Member Blubaugh** who led the Pledge of Allegiance. A motion was made to approve the agenda by Nick Hoheisel and 2nd by Kit Corby. Motion carried 9-0. Don McManamey made the motion to approve the minutes from the March 7, 2016 meeting, and 2nd by Matt Lashley. Motion carried 9-0.

Councilman Blubaugh then asked for City of Wichita staff reports, beginning with WFD.

STAFF REPORTS

Firefighter from Station 12, reported that in the month of April there were 32 fires, 489 EMS calls, and 216 other calls. The burn ban was now lifted and the Firefighters would be out this coming weekend asking for MDA donations.

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Board Member Cory Tourville asked about fires taking place outside the city and the smoke from those fires that drift into the city causing higher ozone levels. The Firefighter explained that there has been a statewide effort to schedule specific burns (range burning, parks brush, etc.) in order to keep down a collective amount of smoke. But there is no way to pre-determine accidental fires such as the recent grass fires in northern Oklahoma and southern Kansas. In those cases, there is leniency on the part of the EPA for higher ozone readings and particulate matter.

Officer Robyn Douty, Patrol West, Community Policing, reported that there is a new Captain at Patrol West, Wanda Givens, who was previously with Auto Larceny, and why this was good due to the rise in auto thefts across the city. Officer Douty warned everyone that counterfeit money is being used at garage sales. She suggested that those having garage sales purchase the markers that you can use to detect counterfeit money. Officer Douty also warned that the IRS phone scam is continuing to be used in Wichita.

Officer Vickie Kern, Patrol South, Community Policing, reported that the south side had an increase in auto thefts also, and that there were 2 recent homicides in south Wichita (District III).

Councilman Blubaugh thanked the Police Officers and moved on to the Public Agenda, with James Kilpatrick asking to be heard.

PUBLIC AGENDA

James Kilpatrick wanted like to know the amount of the City of Wichita's debt. He said that he was at a recent Pachyderm Club meeting where the City Manager spoke, and that the City Manager did not know the current debt. Mr. Kilpatrick would like to see an on-going current balance sheet with profit/loss columns available at all City Council meetings.

Further, Mr. Kilpatrick had a questions about the franchise fee on utility bills. He asked that if the City raised the utility easements to the utility companies if that charge was passed on to him and other taxpayers as consumers in the form of franchise fees. The board had some difficulty understanding the question due to the way it was phrased, but Councilman Blubaugh has asked that this be researched so that we could try and answer Mr. Kilpatrick's question.

Next, **Vincent Hancock**, Delano Neighborhood Association, responded to a request made at the March DAB IV meeting to justify the need for more park space in the Delano District. Vincent presented the following:

The 2001 Delano Neighborhood Revitalization Plan mentions the lack of adequate park and recreation opportunities in the neighborhood. The changes in fifteen years have been phenomenal with more people walking and biking, larger events at Riverfest, more races and runs along McLean Boulevard, more parades and events with a new redesigned street scape with more retail and restaurant businesses in Delano between McLean and Seneca, Delano Ghost Tours, the Delano Fall Fair, Lights on the River, The St. Patrick's Parade and last year 1000 people came to Delano to stroll the Community Garden on the Wichita garden tour. We have a renovated Lawrence Dumont Stadium, more housing, like the new Water Walk and River Vista Apartments all adding the need for amenities like green space, restaurants and

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shopping. We've also given up the West Bank Stage (4.9 acres) for development. The West Bank was used for many public events over the years and what remains of Delano Park (0.61 acre) is not suitable for these large events. Seneca Park is one square city block in a residential neighborhood, a mile from the river hub of activity, with a double tennis court dominating the center of it, leaving 1.37 acres for other activities. Its layout and lack of parking further limit usage. The West Side Athletic Field is set up for baseball and little else.

Delano Park West (2.57 acres) is our current working name for the triangle of land between McLean Boulevard and Sycamore Street just north of the old railway is the first of two proposed parks in the Delano Plan. The land is surrounded by Exploration Place to the north, River Vista to the east and the new Central Library to the northwest. It is a natural public gathering space and a good resting point along the trail system. The size of the property and proximity to parking at Exploration Place, the library and Lawrence-Dumont Stadium make it a good venue for public events. Amenities and improvements would be welcome, but are optional.

Junction Town Park - This proposed park is between Elizabeth and the current railroad north of Douglas at the old railroad junction. Junction Town is the name of the housing addition where it is located and the park would be a junction between the Chisholm Trail Parkway and the Zoo Boulevard and University Connectors.

At a little over 4 acres, there are lots of possibilities besides benches and watering fountains. Suggestions include: trailhead shelter for the connecting paths, phone charging stations, a dog park, a community garden and a venue for a farmers market or other events.

In the nearby Riverside Neighborhood, Botanica's current 30 year plan is to privatize all of Sim Park. Too often residents denounce developments by saying "Not in my back yard!" Delano residents and neighbors want more ways to enjoy our outdoor areas, not less.

NEW BUSINESS

Jess McNeely, Senior Planner, MAPD, presented for Derrick Slocum, **ZON2016-00014** and **CUP2016-00010**, a request from LC Limited Commercial to OW Office Warehouse and an amendment to DP-83 to permit OW Office Warehouse uses on property located on the northeast corner of 31st St South and Meridian Avenue (3100 S Meridian Ave.) This is currently owned by Rose America Corporation.

Don McManamey asked if there was a masonry wall around this property, and Mr. McNeely stated that there was a wall on all the residential sides, north and east sides of property. A citizen that lives on the north side of this property is concerned about an increase in street traffic. Phil Meyer, who represents the developer, does not know of any reason as to why there would be an increase in traffic.

A couple that live nearby are concerned about noise coming from within the walls due to industrial equipment being used to move materials, especially when backing-up that usually causes a loud beeping noise. It is believed that the wall will help muffle such noise.

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A motion was made by Nick Hoheisel to approve this request, and a 2nd was made by David Kapaun. Motion passed 9-10.

Jess McNeely then presented **ZON2016-04**, a City zone change request from SF-5 Single-family Residential to TF-3 Two-family Residential, generally located south of Maple and east of West Street on the east side of All Hallows one lot north of Taft (436 S. All Hallows). The builder wants to build 2 duplexes on this lot. A question was asked about adequate parking, and Jess replied that he was unsure if the duplexes would have garages, but there would be parking as required by City ordinance.

A motion was made by Nick Hoheisel to approve this request, and a 2nd was made by Cory Tourville. Motion passed 9-10.

The next case, **ZON2016-00015**, was also presented by **Jess McNeely**, a zone change request from SF-5 Single-family Residential to LC Limited Commercial, generally located northwest of the intersection of South Seneca Street and West Maple Road (333 S. Seneca). This lot currently has a house, but is without any type of drive or access to the structure off of Seneca. The lot is fairly small with only 45' of frontage along Seneca Street. It is unsure what the buyer will do with this lot at this time, but the buyer owns the convenience store/gas station that is located to the south of this lot on the northwest corner of Maple/Seneca Streets. If this lot will be used for commercial business, the City will make sure that there is access from Seneca and cross-lot access in conjunction with the corner business.

A motion was made by Nick Hoheisel to approve this request, and a 2nd was made by Kit Corby. Motion passed 9-0.

Mark Stanberry, Housing Programs Manager, then presented a Request of Support for Application for Housing Tax Credits as requested by Starkey, Inc. in conjunction with developer, **Mark Cox**, for Keystone Apartments, a group-home community for mentally and physically disabled residents. The site is currently a vacant lot on the northwest corner of Taft/Julia. (Walmart is across Taft to the south) Further, preliminary tax credit rent amounts are estimated to be \$365 per month. The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. Waiver of his requirement is requested, as the project will serve individuals with disabilities, a special needs population. The HTC Policy provides for a waiver of the 20% market-rate unit requirement when special needs populations are exclusively served.

Board Member David Kapaun is concerned about traffic along Julia. The developer, Mark Cox, and Doug Long of Starkey, Inc., understood the concern, but since the residents would not be driving, and probably would not be out of the group-home community without an escort, they did not think that there would be any additional traffic concerns other than what currently exists.

Board Member Don McManamey asked what a waiver was needed for this project. Mark Stanberry explained that this is customary for the City of Wichita to assist in projects that serve special needs populations, and that is written into the housing code.

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A nearby resident that lives on Brummett St. is concerned about access to Brummett (on the west side of the project/vacant lot). Brummett is a gravel road that dead-ends at Taft. Having access to Brummett would cause additional traffic to a residential street. There were other residents in attendance that also lived on Brummett and they openly began to address their concerns as well. One of the residents asked if a wall could be built on the west side of the building site so that there would not be access to their street.

A motion was thereby made by Don McManamey that the DAB would approve a waiver of 20% for this project as long as there was no access to Brummett Street from within this group-living community known as Keystone Apartments. A 2nd was made by Cory Tourville. Motion carried 9 -0.

Mark Stanberry, Housing Programs Manager, then presented a Request of Support for Application for Housing Tax Credits (HTC) as requested by the developer, **Mark Cox**, for a project known as Vintage Court, to be built on the lot to the south of Keystone Apartments, and extending to University St. Specifically, the developer, Mark Cox, was stating that without a waiver of 20% to support attractive low-income housing, he would not be able to proceed with this project.

Kit Corby asked if there would be an on-site manager for these units, and the developer said no. That the property would be managed by Omega Management Inc. In fact, the plan would be that the residents would earn a 3% stake of their residence, and if they lived there 15 years would have earned 45% of the current market price of their unit, and would be eligible to purchase the unit.

Again there were concerns from nearby residents, one stating that they prefer Starkey residents over low-income residents, and that most of the residents on Brummett Street have lived there for a long time and did not like the possibility of so many new residents living next to them, especially if access was needed per City codes (Fire Department) to Brummett Street. The developer said that the site plan was strictly preliminary and that he was willing to work with the architect in developing a plan that would allow for turn-around within the project. David Kapaun asked how many were at the meeting who lived on Brummett Street, and 7 guests raised their hands.

Board Member Don McManamey stated that he understood the waiver for the Starkey project (Keystone Apartments), but did not understand the need for Vintage Court.

Mark Cox replied that according to the market study, this location does not allow higher rent (rents were established at \$665 for 11 units, and \$710 for 7 units), and without the waiver for HTC, he would not be able to proceed with the project.

David Kapaun and a few other board members stated that having an attractive housing project at this location would be better than a commercial business that would indeed cause more traffic, and based on that he would support this project.

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A motion was thereby made by Matt Lashley that the DAB would approve a waiver of 20% for this project as long as there was no access to Brummett Street from within this low-income community known as Vintage Court. A 2nd was made by David Kapaun. Motion carried 8-1. (Don McManamey voting against)

OLD BUSINESS

No old business.

BOARD AGENDA

Board Member Benny Boman spoke about the recent rains and how they flooded Meridian Street. Councilman Blubaugh acknowledged that this has been the case for years every time there was excessive rain in a short amount of time, but that this should cease after the construction has been completed.

Kit Corby spoke about flooding on south Seneca and 31st St South, and CM Blubaugh asked Becky to find out if there are any projects by Public Works to take care of this matter.

Councilman Blubaugh also asked Becky to put an article in the next newsletter about the decisions on tax credits for the Keystone Apartments and Vintage Court projects that were presented at tonight's meeting. (NOTE: this article will come out in the May 27th newsletter pending the vote of City Council)

Don McManamey motioned for the meeting to be dismissed, and David Kapaun made a 2nd. Motion carried 9-0, and DAB IV adjourned at 8:25 pm.